

UNION ROAD, SW4
£650,000 LEASEHOLD

STYLISH THREE-BED MAISONETTE WITH A PRIVATE ROOF TERRACE IN A PRIME CLAPHAM LOCATION.

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DESCRIPTION:

Beautifully presented and recently refurbished, this spacious 949 sq.ft three-bedroom split-level maisonette has a private southwest-facing roof terrace, perfect for entertaining or relaxing.

Set across two levels, the property has been upgraded throughout, featuring new flooring, fresh decoration, and a brand-new bathroom. The large living room opens directly onto the terrace, while the separate kitchen provides plenty of space for cooking and dining.

All three bedrooms are well-proportioned, offering flexibility for families, professionals, or those working from home. There is also ample storage throughout, with all bedrooms offering generous built in wardrobes.

Ideally located on Union Road, the property is a short walk from Clapham North (Northern Line), Stockwell (Northern and Victorian Line) and Clapham High Street (London Overground) stations offering easy access to Central London for commuting and entertainment. The property is also within a short walk to the shops, cafes and restaurants in Clapham High Street, Clapham Old Town and Battersea Power Station.

ACCOMMODATION

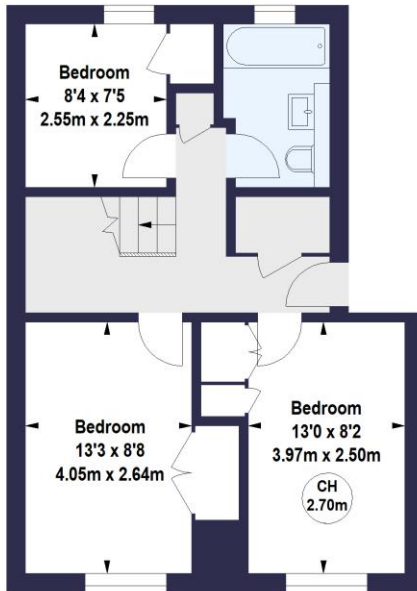
Recently refurbished
3 Double Bedrooms
2 Reception Rooms
2 Bathrooms
Private roof terrace
Chain Free
949 Approx sq. ft
Long Lease



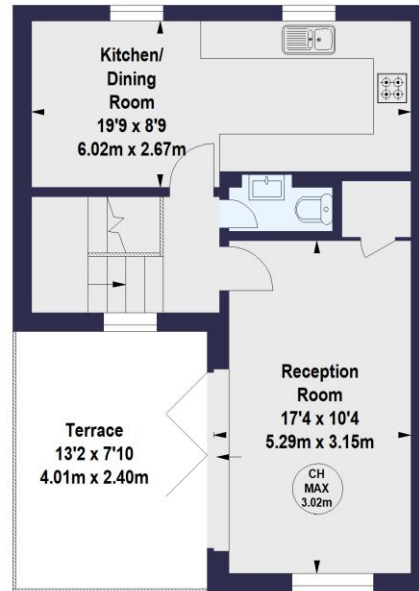
Haltone House, SW4

Approx. Gross Internal Area 88.16 sq m / 949 sq ft

Key :
CH - Ceiling Height



First Floor
509 sq ft - 47.29 m²



Second Floor
440 sq ft - 40.88 m²

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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 175 year and 0 months

Service Charge: £2724.82 per annum

Ground Rent: £ 0 Annually

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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